

# \$184,900 - 71037 Township Road 39-3, Rural Clearwater County

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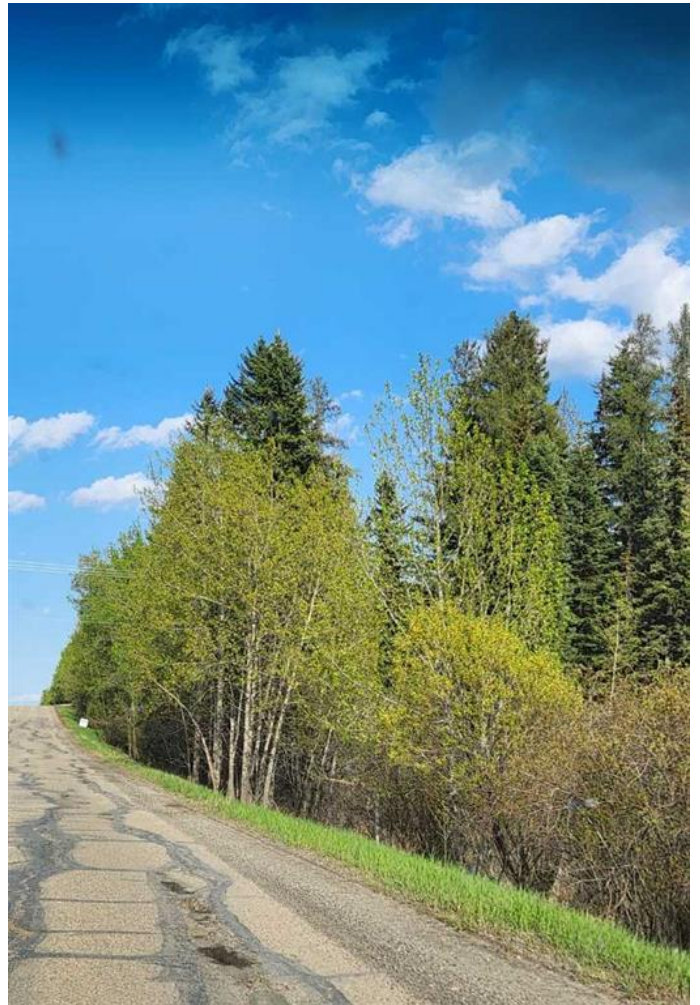
MLS® #A2214041

**\$184,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.50 Acres

NONE, Rural Clearwater County, Alberta

1.5 Acres with SERVICES, just 1 min to Rainbow Ford! Power, Natural Gas, Septic and Water well are ALL here! Country & convenience! If you want the seclusion and privacy of country living, but need FAST access to the conveniences of Town, here's your Acreage! Literally just 1 min E of Rainbow Ford! A beautifully treed, with a good cleared area and parking on 1.5 Acres with ALL Services are installed. A beautiful, convenient location for your NEW Home! The Mobile currently renting on the property can be assumed or will be moved off with minimum 3 months Notice.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2214041         |
| Price     | \$184,900        |
| Bathrooms | 0.00             |
| Acres     | 1.50             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 71037 Township Road 39-3 |
| Subdivision | NONE                     |
| City        | Rural Clearwater County  |

|             |                   |
|-------------|-------------------|
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M 0C0           |

**Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Utilities | Electricity Paid For, Natural Gas |
|-----------|-----------------------------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 202              |
| Zoning         | CR               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|



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